

WARRANTY DEED

028826

TRANSFER
TAX
PAID57-47
#1584

ALAN D. FISHER and ANNE T. FISHER of Waterville, County of Kennebec and State of Maine for consideration paid, grant to JANET E. GRAY (also known as JANET R. GRAY) of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #81 on a Plan of Roosevelt Avenue from Hillcrest Extension to North Street, which plan was made by E. B. Coffin, C. E. in November 1931, and which plan is recorded in the Kennebec Registry of Deeds; said lot has a frontage of seventy (70) feet and is one hundred (100) feet deep. This conveyance is made upon the express condition that no other building other than a private dwelling house and private garage shall be erected upon the said premises and that no part of any building shall be placed nearer than twenty (20) feet from the line of the street, provided, however, that steps, windows, porticoes and other projections thereto are to be allowed on said reserved space. Said dwelling house and garage when fully completed shall cost not less than five thousand (\$5,000.00) dollars. The garage unless built as part of the house shall be set back at least sixty (60) feet from the line of the street.

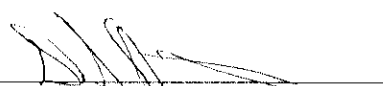
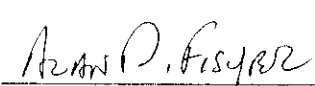
Also another certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

The westerly one-half of Lot #80 (as bisected by line drawn in general north and south direction) as shown on the plan of Johnson Heights Extension above referred to. The above described parcel of land is conveyed, subject to certain restrictions and covenants numbered 1 to 7, both inclusive, as recited in said deed from Robert A. Carle and Marie Carle to John J. Pineau and Rosalie A. Pineau dated March 29, 1972, recorded in the Kennebec Registry of Deeds, to which reference is made for a more particular description thereof.

Reference is made to an Agreement between William D. Carter, Melissa B. Carter, Alan D. Fisher and Anne T. Fisher, dated October 9, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3829, Page 256. The fence referenced in said Agreement has been removed; therefore, said Agreement is no longer in effect.

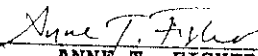
Being the same premises conveyed to Alan D. Fisher and Anne T. Fisher by Warranty Deed from Richard J. Fitzpatrick and Carol A. Fitzpatrick, dated April 30, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2795, Page 135.

WITNESS our hands and seals this 31st day of OCTOBER, 1994.


WITNESS
ALAN D. FISHER

57-47


WITNESS


ANNE T. FISHER

THE STATE OF MAINE
Kennebec, ss.

OCTOBER 31, 1994

Then personally appeared the above named ALAN D. FISHER and ANNE T. FISHER and acknowledged the foregoing instrument to be their free act and deed.

94T03

Before me,


Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000



RECEIVED KENNEBEC SS.

94 NOV -2 AM 9:00

ATTEST: 
REGISTER OF DEEDS